

***Town Hall Capital Improvements
\$3.74 Million Warrant Article #12
Indoor Air Quality (IAQ)
Frequently Asked Questions - FAQ's
Town of Barrington
Updated - January 12, 2011***

General

1. How was the project scope and cost developed?
 - A The Town retained the services of HL Turner (Concord, NH) to complete a comprehensive evaluation and alternatives evaluation. HL Turner worked closely with a Building Committee that was actively involved during the process. Together the group developed the recommended option, scope and cost. The building committee was unanimous in the recommended project to remediate the mold and renovate the existing facility.
2. Why do we need to do these improvements?
 - A Indoor Air Quality (IAQ) has become a health issue in the Town Office. It has resulted in the need to vacate the spaces. The Local Government Center, our attorney and three separate consultants have recommended that we vacate the building and fix it.
3. Can we do nothing?
 - A No. If we do nothing to the building, we will need to completely vacate the remaining space and look at temporary facilities. We have been advised by our consultants, our attorney and the NH Local Government Center to make improvements or vacate the facility. Also, if the warrant article does not pass, we will need to pursue additional funding for temporary facilities or present the bond article again at a special Town Meeting. These will all add costs.

Moisture, Mold and Indoor Air Quality (IAQ)

4. What has caused the mold problems at the Town office?
 - A Moisture intrusion has been the primary cause of the mold. The flooding that occurred in the spring of 2010 led to the discovery of the issue throughout the building. Moisture intrusion has been occurring for many years. Poor drainage and lack of funding for proper maintenance on the building has contributed to water entering the building through the walls and windows. Additionally, there is no moisture barrier in the foundation walls and that contributed to water getting into the building.
5. When did we first learn of the moisture intrusion and drainage issues at the Town Office?
 - A The drainage issues have been an ongoing problem. The LGC (Local Government Center) identified the problem in September 2007. The IAQ and mold issue became a health issue after flooding of the building in the spring of this year.

6. When did we first learn of the mold issue at the Town Office?
 - A The Board of Selectmen (BOS) was made aware of the mold issue in April, 2010 in follow-up to air and wall coring samples taken in the building.
7. Why did the Town complete a drainage project?
 - A As a first and immediate step to alleviate the problem, the drainage project was completed to improve surface drainage around the building. The grade was lowered and ditches and subsurface drainage features were added to shed water away from the building. Although additional foundation waterproofing will be added as part of the renovations, the new drainage system will not have to be redone as part of the proposed IAQ renovations.

Space Needs

8. How much square footage is within the existing building?
 - A The existing 2-story building contains about 18,800 sf of space. Based on the existing layout of the building, the Town uses about 12,000 sf of that space (prior to relocating), while the SAU used about 5,100 sf and the Recreation Department used about 2,600 sf. Also, the SAU and Recreation Department share the core spaces of the building such as bathrooms, mechanical space, server, etc.
9. How much square footage does the Town facility need?
 - A Because it could be laid out more efficiently, a new Town office facility would require minimum of 10,800 square feet. Re-using the existing facility, the space needed is about 12,000 sf.
10. How much land does the Town own around the existing building?
 - A The Town owns two lots around the library building and Town Office building. Together, they comprise a total of 8.4 acres.

Town Office Renovations

11. What is the age of the existing building?
 - A The existing school was built in the 1930's and the new wing was built in the 1950's and 1960's.
12. Besides moisture problems, do other problems exist at the Town office?
 - A Yes, there has been significant capital improvement projects planned for the Town Office building. These include mechanical and HVAC improvements, energy efficiency improvements, window replacement, records storage improvements, and ADA compliance (including an elevator).
13. Was there a CIP already planned for the Town Office?
 - A Yes, certain improvements had been identified and were in the planning stages. Based on staff estimates, over \$1.5 Million of improvement have been identified (see above).

14. Why does the cost seem to be so high?

A The majority of the project cost is driven by the need to fix moisture intrusion into the building. This includes new wall systems, windows, and HVAC systems. Since the IAQ work is significant, the code requires that deficiencies be corrected when the IAQ work is completed. This includes the need to meet the Americans with Disability Act (ADA) requirements. Additional needed improvements have been included to improve energy efficiency and long-term maintenance.

15. Can the project cost be reduced?

A The minimum recommended projects required to complete IAQ improvements (including required code compliance) is over \$3 Million. The Building Committee and the Board of Selectmen feel it is best to consider additional improvements that will reduce maintenance and save the Town money over the long-term. These improvements will be less expensive if they are included as part of the project now. The additional improvements include items like adding a sloped roof to the 1960's wing, providing a generator for critical building functions, site improvements, improving the space at the SAU office, and improved heating systems.

16. Are we covering the brick?

A Unfortunately yes, since the moisture intrusion occurs through the brick, an exterior insulated wall system is critical to the success of the project. This includes a moisture barrier, insulation, an air space and new siding. The existing brick wall system does not have the necessary moisture barriers or air spaces that is standard in construction today.

17. What will the new exterior look like?

A Commercial products will be used to provide a New England look to the exterior such as the appearance of clapboards. The actual exterior finish style and color will be selected during final design and construction.

18. Are there any guarantees the mold will be gone?

A There are no guarantees. However, the proposed project includes mold remediation as well as building improvements that are consistent with new construction typically used today.

19. What about energy consumption?

A The existing facility is very energy inefficient. The windows and walls have no insulation contributing to an R-factor of less than 4. In fact, during the coldest of days, the facility uses over 80 gallons of oil per day. The renovated facility is anticipated to cut oil consumption by 50%.

20. Will energy efficiency be improved?

A Yes, significant energy improvements will be completed. Per our consultant, the energy improvements will be consistent with that of a new facility.

21. Was this the first time improvements were identified?

A No, a consultant report issued in 2006 by Team Design identified capital improvements in the amount of \$2 Million, which did not address moisture or mold issues.

22. Why not consider a temporary move to portables?

A A temporary move will cost additional money and will only delay the cost of improvements to a new or renovated facility. The use of additional temporary facilities or portables will become necessary if improvements to the facility are not completed.

23. Can SAU and Recreation Department move back to the space they occupied previously?

A Yes, the renovated town office will allow the SAU and recreation department to move back to the space they previously occupied.

24. Why not demolish some of the existing facility to reduce the space?

A This was considered, but was not found to be cost-effective because of the cost of demolition and renovation. It would also reduce the space available for other uses such as the SAU and/or the Recreation Department.

25. Will an elevator be required?

A Yes, an elevator will be required and is included in the cost of the project.

New Town Office Facility

26. Why are we not constructing a new facility?

A A new facility was considered, however, we are not constructing a new facility because it will cost more to provide the same amount of square footage that is currently available in the existing Town Hall. Additionally, there will be continued costs associated with maintaining the existing building.

27. Were other locations considered for a new Town facility?

A Yes, part of looking at a new facility, other Town owned and non-Town owned sites were considered. The cost of a new facility to provide the needed square footage approached that of the cost of the renovations. Renovating the facility provides greater square footage than a new facility.

28. If we were to move to a new facility, what would happen to the existing facility?

A It has not been determined what could be done with the existing facility. It will have limited value without the needed improvements. The Town will need to spend additional funds to winterize, close and maintain the facility until it can be sold or a use can be found for it.

Funding and Financing

29. Will this project be bonded?

- A Yes, the project will be bonded through the Municipal Bond Bank or other institution depending on where we can obtain the best terms. The interest rate and terms have not been determined yet, but it is anticipated that a 20-year bond will be used. The principal and interest (4.99% assumed) payments on a 20-year schedule will start at \$389,500 for the first year and reduce to \$194,000 in the 20th year.

30. How much will it cost me?

- A It will depend on your assessed valuation, but the first year and 20th year impact is anticipated as follows:

\$100,000 assessed value (highest to lowest annual impact)	\$43 to \$22
\$200,000 assessed value (highest to lowest annual impact)	\$86 to \$44
\$300,000 assessed value (highest to lowest annual impact)	\$129 to \$66

31. Does the Town have existing debt?

- A Yes, the Town has three other bonds that include two conservation bonds and one bond for the Emergency Services Building. All three of these bonds will be paid off by 2014 with a reduction in debt payments of \$180,000 (2011 budgeted amount). This will help offset the debt payments of the new Town Office.

32. Are we pursuing any grants?

- A Yes, since the building project includes significant energy improvements, we may be eligible for certain grant programs. The Town is working with our regional planning commission to pursue grants.

The above information provided by: The Building Committee and Board of Selectmen.

Additional information is available as follows:

Public Information Meetings:

January 27 – 7:00 P.M. at the ECLC

February 15 – 7:00 P.M. at the ECLC

Website: TBD